

Leeds Town,

The attached sheet is to provide additional clarification regarding the proposed Cove Zone and its comparison to the existing Leeds Ordinance Standards. We would like to highlight several key points that demonstrate both the thoughtful planning behind the project and its strong alignment with the Town's established development framework.

A significant component of The Cove proposal is the dedication of approximately 73.51 acres—roughly half of the property—as permanent Open Space. By removing lots from the top of Big Hill and preserving this area in perpetuity, the plan protects the prominent viewshed enjoyed by Silver Reef and the Town of Leeds. This approach prevents homes, roads, and associated activity from being placed on the ridgeline, ensuring continued scenic value and a responsible development pattern consistent with the town's long-term vision.

In addition to preserving views, the proposed Open Space maintains the historical mining roads currently on the site. These routes will be retained for pedestrian use, mountain biking, and e-bike access, offering residents and visitors meaningful recreational opportunities. The designation of this Open Space will also substantially reduce the uncontrolled ATV activity that is presently occurring on the property, improving safety and protecting the natural landscape.

Regarding the development standards, it is important to note that each element of the proposed Cove Zone—aside from the requested 20-foot front yard setback—is already found within one or more existing Leeds ordinances. The 10-foot side yard setbacks, for example, are already present in two of the town's residential zones. The Planning Commission additionally requested a corner yard setback for garages, a standard that does not currently exist in any Leeds zone. As a result, the Cove Zone is being held to a higher standard than any existing ordinance requires. Similarly, the proposed minimum lot width of 100 feet exceeds all half-acre zoning requirements and is equivalent to the standard applied to one-acre lots.

Given the property's unique characteristics—including three underlying residential zones with differing standards—and our goal of preserving nearly half of the land as Open Space, the most logical and practical approach was to establish a single cohesive zone for the entire property. Attempting to track and apply separate 1-acre, 2-acre, and ½-acre standards along irregular boundaries would be inefficient and create inconsistent development patterns. For example, the majority of the half-acre zoned area lies within the primary buildable area, which would permit 75-foot lots adjacent to areas requiring 100-foot widths. To avoid such inconsistencies, we worked collaboratively with the Planning

Commission to establish a uniform standard of 100-foot lot widths throughout the buildable portion of the project.

It is also worth noting that under the existing base zoning, the property could support up to 161.9 homes—assuming building envelopes were established within each lot that contained non-buildable hill slopes. The previously recorded 22-lot plat is using this building envelope approach on any hillside areas. This context highlights that the proposed Cove Zone is not increasing density beyond what is already permissible and in fact concentrates development away from sensitive hillside areas in favor of substantial preserved Open Space.

In summary, all standards proposed for The Cove Zone—with the sole exception of a front yard setback reduced by five feet—are already reflected in existing Leeds residential ordinances. The creation of a unified zone provides clarity, consistency, and a responsible development framework while offering significant community benefits through permanent Open Space, preservation of viewsheds, and enhanced recreation opportunities.

Thank you for your time, consideration, and collaboration throughout this process

Sincerely,

The Cove Team

